

- (3) Labor unions and trade associations.
 - (4) Medical, dental, biological and Z-ray laboratories.
 - (5) Hotels and motels.
 - (6) Retailing of consumer convenience goods and dispensing of consumer services from the following establishments:
 - (A) Barber shops.
 - (B) Beauty shops.
 - (C) Drug stores.
 - (D) Recreational facilities.
 - (E) Stationers.
 - (F) Automobile and truck sales and rental agencies.
 - (G) Automobile wash establishments.
 - (H) Financial institutions (including currency exchanges).
 - (I) Photographic equipment, supplies, and film processing stores.
 - (J) Restaurants and bars, including live entertainment.
 - (K) Tire sale, repair and recapping establishments if entirely within an enclosed building.
 - (L) Custom shops for curtains, draperies, floor covering, upholstery and wearing apparel.
 - (M) Laundries if entirely within an enclosed building.
 - (N) Lithography shops and printing establishments.
 - (7) Within the area bounded on the north by Otay Mesa Road, on the south by Airway Road, on the west by Alisa Court (to Airway Road), all uses described in section 103.1103(a) are also permitted.
- (c) Additional Uses - Commercial And Industrial Subdistricts

Other uses shall be permitted within the commercial and industrial subdistrict as follows:

- (1) Accessory uses for any of the foregoing permitted uses including signs. As specified in Land Development Code Chapter 14, Article 2, Division 12 (Sign Regulations), for sign regulatory purposes this Otay Mesa Development District shall be deemed to be an industrial zone.
- (2) Any other uses which the Planning Commission finds, in accordance with Process Four, to be similar in character to the uses enumerated in this Division and which are clearly within the intent and purpose of this district. The adopted resolution embodying any such finding shall be filed in the office of the City Clerk.

(Amended 9-29-2003 by O-19217 N.S.)

§103.1104 Otay International Center Precise Plan Subdistrict

In the Otay International Center Precise Plan Subdistrict identified on Map Drawing No. C-680.2, the property development regulations as set forth within the Otay International Center Precise Plan shall apply, and no building or improvement or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any premises be used except for one or more of the land uses permitted on the parcel by the Precise Plan.

(Renumbered from Sec. 103.1108.4 on 12-16-1986 by O-16783 N.S.)

§103.1105 Canyon and Hillside Subdistrict

The Canyon and Hillside Subdistrict, as identified on Map Drawing No. C-680 shall be applied to properties having slopes with a natural gradient in excess of twenty-five percent (25%) and a minimum elevation differential of fifty feet (50).

All projects within this Subdistrict shall require an Otay Mesa Development District Permit (Section 103.1102(a)(2)). The regulations contained in Land Development Code Chapter 14, Article 3, Division 1 (Environmentally Sensitive Lands Regulations) and the Property Development Regulations contained in Section 103.1107 (Otay Mesa Development District) shall be used in processing the Otay Mesa Development District Permit.

Permitted Uses: Industrial Subdistrict uses may be considered as appropriate uses in conjunction with processing of the Otay Mesa Development District Permit.

(Amended 4-7-1998 by O-18489 N.S.; effective 1-1-2000.)